

9-14-95

IN THE MATTER OF	*	BEFORE THE
THE APPLICATION OF	*	COUNTY BOARD OF APPEALS
<u>SSSS REALTY COMPANY</u>	*	
FOR SPECIAL HEARING ON		
PROPERTY LOCATED ON THE SOUTH-	*	OF
EAST SIDE LOCH RAVEN BOULEVARD	*	BALTIMORE COUNTY
(8101 LOCH RAVEN BOULEVARD)	*	
9TH ELECTION DISTRICT	*	CASE NO. 95-66-SPH
4TH COUNCILMANIC DISTRICT	*	

* * * * *

ORDER OF DISMISSAL

This matter comes to this Board on appeal from a decision of the Deputy Zoning Commissioner dated December 12, 1994 in which the Petition for Special Hearing was denied.

WHEREAS, the Board is in receipt of a Letter of Dismissal filed by William P. Monk, on behalf of SSSS Realty Company, Petitioner /Appellant, dated September 6, 1995 (a copy of which is attached hereto and made a part hereof); and

WHEREAS, said Appellant requests that the appeal filed in this matter be dismissed as of September 6, 1995;

IT IS HEREBY ORDERED this 14th day of September, 1995 by the County Board of Appeals of Baltimore County that said appeal be and the same is hereby DISMISSED.

COUNTY BOARD OF APPEALS
OF BALTIMORE COUNTY


Robert O. Schuetz, Chairman


Charles L. Marks


Harry E. Buchheister, Jr.



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

September 14, 1995

Mr. William P. Monk
William Monk, Inc.
Courthouse Commons, Suite B-7
222 Bosley Avenue
Towson, MD 21204

RE: Case No. 95-66-SPH
SSSS Realty Company

Dear Mr. Monk:

Enclosed please find a copy of the final Order of Dismissal issued this date by the County Board of Appeals of Baltimore County in the subject matter.

Very truly yours,

Charlotte E. Redcliffe for
Kathleen C. Weidenhammer
Administrative Assistant

Enclosure

cc: Martin Schwartz /SSSS Realty Company
Frank Stromyer, President /TLRCC
Phylomena Gnah
People's Counsel for Baltimore County
Pat Keller
Lawrence E. Schmidt
W. Carl Richards, Jr. /PDM
Docket Clerk /PDM
Arnold Jablon, Director /PDM
Virginia W. Barnhart, County Attorney



Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning



Suite 112 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

December 19, 1994

Mr. William P. Monk
222 Bosley Avenue, Suite B-7
Towson, Maryland 21204

RE: PETITION FOR SPECIAL HEARING
SE/S Loch Raven Boulevard, 393' NE of Taylor Avenue
(8101 Loch Raven Boulevard)
9th Election District - 4th Councilmanic District
SSSS Realty Company - Petitioner
Case No. 95-66-SPH

Dear Mr. Monk:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petition for Special Hearing has been denied in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy Kotroco".

TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

cc: Mr. Martin Schwartz
P.O. Box 346, Owings Mills, Md. 21117

People's Counsel

File



8-31-94

RE: PETITION FOR SPECIAL HEARING	*	BEFORE THE
8101 Loch Raven Boulevard, SE/S Loch		
Raven Blvd, 393'+/- NE from N/S	*	ZONING COMMISSIONER
Taylor Avenue, 9th Election District,		
4th Councilmanic	*	OF BALTIMORE COUNTY
SSSS Realty Company	*	CASE NO. 95-66-SPH
Petitioner		
* * * * *		

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman

PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio

CAROLE S. DEMILIO
Deputy People's Counsel
Room 47, Courthouse
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 31st day of August, 1994, a copy of the foregoing Entry of Appearance was mailed to William Monk, Inc., 222 Bosley Avenue, Suite B-7, Towson, MD 21204, representative for Petitioner.

Peter Max Zimmerman

PETER MAX ZIMMERMAN



Petition for Special Hearing

95-66-SPH
to the Zoning Commissioner of Baltimore County

for the property located at 8101 Loch Raven Boulevard

which is presently zoned BL-CCC

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Hearing under Section 500.7 of the Zoning Regulations of Baltimore County, to determine whether or not the Zoning Commissioner should approve

An amended site plan per previous approved special exception plan (Case # 82-199-X) for a service garage: to convert an existing storage area within the 3 bay facility to accommodate a 4th service bay.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Hearing advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City State Zipcode

Attorney for Petitioner.

(Type or Print Name)

Signature

Address Phone No.

City State Zipcode

Legal Owner(s):

SSSS Realty Co.

(Type or Print Name)

Signature

Martin Schwartz (OWNER)

Signature

P.O. Box 346 356-4404

Address Phone No.

Owings Mills, MD 21117

City State Zipcode

Name, Address and phone number of legal owner, contract purchaser or representative to be contacted.

William Monk, Inc.

Name 222 Bosley Ave., Ste B-7 494-8931

Address Towson, MD 21204 Phone No.

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING
unavailable for hearing

the following dates _____ Next Two Months

ALL OTHER

REVIEWED BY: Jim DATE 8-17-94

ORDER RECEIVED FOR FILING

Date 8/19/94

By [Signature]



ZONING DESCRIPTION

**PRECISION TUNE
8101 LOCH RAVEN BOULEVARD**

Southeast side of Loch Raven Blvd. northeast of Taylor Avenue
9th District Baltimore County, Maryland

Beginning for the same on the southeast side of Loch Raven Blvd at the distance of 393.18 feet measured northeasterly from the north side of Taylor Avenue, thence running and binding on the southeast side of Loch Raven Blvd. by a line curving to the right with a radius of 2506.58 feet for a distance of 174.55 feet, thence leaving Loch Raven Blvd. for a line of division South 50 degrees 01 minute 20 seconds East 110.04 feet to the northwest side of said Service Road by a line curving to the left with a radius of 2396.58 feet for a distance of 150.15 feet, and thence running for a line of division North 62 degrees 39 minutes 50 seconds West 111.61 feet to the place of beginning.

Containing 0.44 acres of land more or less.

wpm27



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-660-SPH

District: 9th Date of Posting: 1/20/95

Posted for: Appeal

Petitioner: SSSS Realty Co.

Location of property: 8101 Loch Raven Blvd.

Location of Signs: Facing road way on property being appealed
for zoning

Remarks: _____

Posted by: M. Deady Date of return: 1/25/95
Signature

Number of Signs: 1



CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

95-66-SPH

District: 9th Date of Posting: 9/10/94

Posted for: Special Hearing

Petitioner: ESS Realty Co.

Location of property: 8101 Loch Raven Blvd, SE/S

Location of Signs: Facing roadway on property being zoned

Remarks: _____

Posted by: W. H. Hester Date of return: 9/16/94
Signature

Number of Signs: 1

CERTIFICATE OF PUBLICATION

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington

Avenue, Towson, Maryland 21204 as follows:

Case: #88-66-SPH

(Item 66)

8101 Loch Raven Boulevard

SE/S Loch Raven Boulevard; 393' +/- NE from N/S

Taylor Avenue

9th Election District

4th Councilmanic

Petitioner(s):

SSSS Realty Company

Hearing: Wednesday,

September 28, 1994 at

10:00 a.m. in Rm. 106,

County Office Building.

Special Hearing to approve an amended site plan per previous approved special exception plan (case #82-199-X) for a service garage; to convert an existing storage area within the 3-bay facility to accommodate a 4th service bay.

LAWRENCE E. SCHMIDT

Zoning Commissioner for

Baltimore County

NOTES: (1)Hearings are Handicapped Accessible; for special accommodations Please Call 887-3353.

(2)For information concerning the File and/or Hearing, Please Call 887-3391.

9/046 Sept. 1.

TOWSON, MD.,

Sept. 2, 1994

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on Sept. 1, 1994.

THE JEFFERSONIAN,

A. Henrichsen

LEGAL AD. - TOWSON

~~Registration~~

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.

ARNOLD JABLON, DIRECTOR

For newspaper advertising:

Item No.:

06

Petitioner:

MARTIN SCHWARTZ

Location:

~~800~~ ~~800~~ 346

~~Caring Antics - Apt 2117~~

8101 Loch Raven Blvd

PLEASE FORWARD ADVERTISING BILL TO:

NAME:

WILLIAM MONK

ADDRESS:

222 Bosley Ave.

Towson, Md. 21204

PHONE NUMBER:

494-8931

BALTIMORE COUNTY, MARYLAND
OFFICE OF TANCE - REVENUE DIVISION
MISCELLANEOUS CASH RECEIPT

N^o 156300

DATE 1/17/95 ACCOUNT R-601252

AMOUNT \$ 210.00

RECEIVED FROM: WILLIAM HOOK, INC.

FOR: 8101 LOCK HAVEN BLVD - APPEAL
95-66-SPH

03A03#0159MICHRC \$210.00

RA CONT. 01/18/95
VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER



Baltimore County
Zoning Administration &
Development Management
111 West Chesapeake Avenue
Towson, Maryland 21204

66

receipt
95-66-SPH

Account: R-001-6150

Number JCM

Date 8-17-94

UAR - (020)	_____	250. ⁰⁰
Postings (080)	_____	35. ⁰⁰
		<u>285.⁰⁰</u>

01A01#0369MICRC

\$285.00

BA 0002:24PM08-17-94

Please Make Checks Payable To: Baltimore County

Cashier Validation

TO: PUTUXENT PUBLISHING COMPANY

September 1, 1994 Issue - Jeffersonian

Please forward billing to:

William Monk
222 Bosley Avenue
Towson, Maryland 21204
494-8931

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204

or

Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-66-SPH (Item 66)

8101 Loch Raven Boulevard

SE/S Loch Raven Boulevard, 393' +/- NE from N/S Taylor Avenue

9th Election District - 4th Councilmanic

Petitioner(s): SSSS Realty Company

HEARING: WEDNESDAY, SEPTEMBER 28, 1994 at 10:00 a.m. in Room 106, County Office Building.

Special Hearing to approve an amended site plan per pervious approved special exception plan (case #82-199-X) for a service garage: to convert an existing storage area within the 3-bay facility to accommodate a 4th service bay.

LAWRENCE E. SCHMIDT

ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

AUGUST 26, 1994

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 95-66-SPH (Item 66)
8101 Loch Raven Boulevard
SE/S Loch Raven Boulevard, 393' +/- NE from N/S Taylor Avenue
9th Election District - 4th Councilmanic
Petitioner(s): SSSS Realty Company
HEARING: WEDNESDAY, SEPTEMBER 28, 1994 at 10:00 a.m. in Room 106, County Office Building.

Special Hearing to approve an amended site plan per pervious approved special exception plan (case #82-199-X) for a service garage: to convert an existing storage area within the 3-bay facility to accommodate a 4th service bay.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon
Director

cc: SSSS Realty Company
William Monk, Inc.

cc: Loch Raven Village Inc

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.





County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

Hearing Room - Room 48
Old Courthouse, 400 Washington Avenue

May 15, 1995

NOTICE OF ASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 95-66-SPH

SSSS REALTY COMPANY
SE/s Loch Raven Boulevard
(8101 Loch Raven Boulevard)
9th Election District
4th Councilmanic District

SPH -To amend previously approved plan /Case No. 82-199-X /to permit conversion of storage area to fourth service bay.

12/12/94 -D.Z.C.'s Order in which Petition for Special Hearing DENIED.

ASSIGNED FOR:

WEDNESDAY, JULY 19, 1995 at 10:00 a.m.

cc: Mr. Martin Schwartz
SSSS Realty Co.

Appellant /Petitioner

William P. Monk

Frank Stromyer
President, TLRCC
Phylomena Gnah

Protestant

"

People's Counsel for Baltimore County
Pat Keller
Lawrence E. Schmidt
Timothy M. Kotroco
W. Carl Richards, Jr. /ZADM
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

Kathleen C. Weidenhammer
Administrative Assistant

PLEASE RETURN SIGN AND POST TO ROOM 49 ON DAY OF HEARING.





County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

Hearing Room - Room 48
Old Courthouse, 400 Washington Avenue

June 26, 1995

SECOND NOTICE OF POSTPONEMENT & REASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c). COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 95-66-SPH/

SSSS REALTY COMPANY
SE/s Loch Raven Boulevard
(8101 Loch Raven Boulevard)
9th Election District
4th Councilmanic District

SPH -To amend previously approved plan /Case No. 82-199-X /to permit conversion of storage area to fourth service bay.

12/12/94 -D.Z.C.'s Order in which Petition for Special Hearing DENIED.

which was scheduled for hearing on August 3, 1995 has been POSTPONED at the request of Petitioner due to schedule conflict with reassigned date; and has been

REASSIGNED FOR: TUESDAY, OCTOBER 10, 1995 at 10:00 a.m.

cc: Mr. Martin Schwartz
SSSS Realty Co.

Appellant /Petitioner

William P. Monk

Frank Stromyer
President, TLRC
Phylomena Gnah

Protestant

"

People's Counsel for Baltimore County
Pat Keller
Lawrence E. Schmidt
Timothy M. Kotroco
W. Carl Richards, Jr. /ZADM
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM
Virginia Barnhart, County Attorney

Kathleen C. Weidenhammer
Administrative Assistant





County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

Hearing Room - Room 48
Old Courthouse, 400 Washington Avenue

June 9, 1995

NOTICE OF POSTPONEMENT & REASSIGNMENT

NO POSTPONEMENTS WILL BE GRANTED WITHOUT GOOD AND SUFFICIENT REASONS. REQUESTS FOR POSTPONEMENTS MUST BE IN WRITING AND IN STRICT COMPLIANCE WITH RULE 2(b). NO POSTPONEMENTS WILL BE GRANTED WITHIN FIFTEEN (15) DAYS OF SCHEDULED HEARING DATE UNLESS IN FULL COMPLIANCE WITH RULE 2(c), COUNTY COUNCIL BILL NO. 59-79.

CASE NO. 95-66-SPH

SSSS REALTY COMPANY
SE/s Loch Raven Boulevard
(8101 Loch Raven Boulevard)
9th Election District
4th Councilmanic District

SPH -To amend previously approved plan /Case No. 82-199-X /to permit conversion of storage area to fourth service bay.

12/12/94 -D.Z.C.'s Order in which Petition for Special Hearing DENIED.

which was scheduled for hearing on July 19, 1995 has been POSTPONED at the request of Protestant (Stromyer) due to schedule conflict; and has been

REASSIGNED FOR: THURSDAY, AUGUST 3, 1995 at 10:00 a.m.

cc: Mr. Martin Schwartz
SSSS Realty Co.

Appellant /Petitioner

William P. Monk

Frank Stromyer
President, TLRCC
Phylomena Gnah

Protestant

"

People's Counsel for Baltimore County
Pat Keller
Lawrence E. Schmidt
Timothy M. Kotroco
W. Carl Richards, Jr. /ZADM
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM
Virginia Barnhart, County Attorney

Kathleen C. Weidenhammer
Administrative Assistant



CASE NO. 95-66-SPH

SSSS Realty Company - Petitioner

SE/s Loch Raven Boulevard (8101 Loch Raven Blvd
9th District

Appealed 1/17/95

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

William Monk, Inc.
222 Bosley Avenue, Suite B-7
Towson, Maryland 21204

RE: Item No. 66, Case No. 95-66-SPH
Petitioner: SSSS Realty Company

Dear Mr. Monk:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e. Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on August 17, 1994 and a hearing scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

- 1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.
- 2) Anyone using this system should be fully aware that they are responsible for the accuracy and completeness of any such petition. All petitions filed in this manner will be reviewed and commented on by Zoning personnel prior to the hearing. In the event that the petition has not been filed correctly, there is always a possibility that another hearing will be required or the Zoning Commissioner will deny the petition due to errors or incompleteness.
- 3) Attorneys, engineers and applicants who make appointments to file petitions on a regular basis and fail to keep the appointment without a 72 hour notice will be required to submit the appropriate filing fee at the time future appointments are made. Failure to keep these appointments without proper advance notice, i.e. 72 hours, will result in the forfeiture loss of the filing fee.

Very truly yours,

W. Carl Richards, Jr.

W. Carl Richards, Jr.
Zoning Coordinator

WCR:jaw



BALTIMORE COUNTY, MARYLAND
I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director DATE: September 6, 1994
Zoning Administration and Development Management

FROM: Robert W. Bowling, Chief
Developers Engineering Section

RE: Zoning Advisory Committee Meeting
for September 6, 1994
Item No. 66

The Developers Engineering Section has reviewed the subject zoning item. This site is subject to the Landscape Manual's 10-foot wide landscape buffer along the northeast residential property line. A service area buffer is required along the southeast property line.

RWB:sw



Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary

Hal Kassoff
Administrator

8-26-94

Ms. Julie Winiarski
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No.: +66 (JCM)

Dear Ms. Winiarski:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration project.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small

for

David Ramsey, Acting Chief
Engineering Access Permits
Division

BS/

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT
INTER-OFFICE CORRESPONDENCE

95-66

TO: ZADM

DATE: 8/31/94

FROM: DEPRM
Development Coordination

SUBJECT: Zoning Advisory Committee
Agenda: 8/29/94

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

Item #'s: 63
64
65
66
68
69
70
71
72

LS:sp

LETTY2/DEPRM/TXTSBP

Baltimore County Government
Fire Department



700 East Joppa Road Suite 901
Towson, MD 21286-5500

(410) 887-4500

DATE: 08/35/94

Arnold Jablon
Director
Zoning Administration and
Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SSSS REALTY COMPANY

LOCATION: SE/S LOCH RAVEN BLVD., 393' +/- NE FROM N/S TAYLOR AVE.
(8101 LOCH RAVEN BLVD.)

Item No.: 66

Zoning Agenda: SPECIAL HEARING

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

4. The site shall be made to comply with all applicable parts of the Fire Prevention Code prior to occupancy or beginning of operation.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4881, MS-1102F

cc: File



B A L T I M O R E C O U N T Y, M A R Y L A N D

INTER-OFFICE CORRESPONDENCE

TO: Gwen Stephens
 Docket Clerk

August 18, 1994

FROM: Craig McGraw
 Zoning Inspector

RE: 8101 Loch Raven Boulevard
 Item No. 66
 9th Election District

 Please be advised that the above property is subject to an alleged zoning violation for noncompliance with the approved site plan. Case No. C-94-2095. Should you need more information, do not hesitate to contact me at 887-3351.

CMG/hek

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Director
Office of Planning and Zoning

DATE: September 1, 1994

SUBJECT: 8101 Loch Raven Boulevard

INFORMATION:

Item Number: 66
Petitioner: SSSS Realty Co.
Property Size: _____
Zoning: B.L.-C.C.C.
Requested Action: _____
Hearing Date: _____ / _____ / _____

SUMMARY OF RECOMMENDATIONS:

The requested Special Hearing is an amendment of a previously approved Special Exception (Case No. 82-199X) for a three bay service garage located at 8101 Loch Raven Boulevard. It should be noted that the fourth bay which is the subject of this hearing has already been constructed and is in use.

This matter is the subject of an alleged zoning violation for non-compliance with an approved site plan (Case No. C-94-2095). The site is located within the Towson Community Plan area within an Urban Center/Employment area and is adjacent to a Community Conservation area.

It is the opinion of this office that the fourth bay, located on the rear of the building, three feet from the property line, results in an overcrowding of the site, and is detrimental to the health, safety and welfare of the community. The exhaust fumes and noise from air compressors associated with the fourth bay negatively impact the rowhomes on Glenberry Road. There is inadequate space to effectively screen the fourth bay from the residences.

Pat Keller

Lighting has not been indicated on the plan and this issue should be addressed. A light standard detail should be provided. All lighting should meet requirements of Section 409.8 of the B.C.Z.R.

Prepared by: 151

Division Chief: 151

PK/JL:lw

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

January 17, 1995

Mr. Martin Schwartz
P.O. Box 346
Owings Mills, MD 21117

RE: Petition for Special Hearing
SE/s Loch Raven Boulevard
(8101 Loch Raven Boulevard)
9th Election District
4th Councilmanic District
SSSS Realty Company -Petitioner
Case No. 95-66-SPH

Dear Mr. Schwartz:

Please be advised that an appeal of the above-referenced case was filed in this office on January 17, 1995 by William P. Monk on behalf of SSSS Realty Company. All materials relative to the case have been forwarded to the Board of Appeals.

If you have any questions concerning this matter, please do not hesitate to contact Julie Winiarski at 887-3353.

Sincerely,

A handwritten signature in black ink, appearing to read "Arnold Jablon".

ARNOLD JABLON
Director

AJ:jaw

c: People's Counsel



APPEAL

Petition for Special Hearing
SE/S Loch Raven Boulevard
(8101 Loch Raven Boulevard)
9th Election District - 4th Councilmanic District
SSSS Realty Company-PETITIONER
Case No. 95-66-SPH

Petition(s) for Special Hearing

Description of Property

Certificate of Posting

Certificate of Publication

Entry of Appearance of People's Counsel

Zoning Plans Advisory Committee Comments

Petitioner(s) and Protestant(s) Sign-In Sheets

Petitioner's Exhibits:

- 1 - Photocopy of the Plat to Accompany
Petition for a Service Garage
- 2 - Plan to Accompany Petition for Special
Hearing
- 3 - One photograph of 8101 Loch Raven Blvd
- 4 - Two photographs of the view of fourth
service bay
- 5 - Two photographs of the view of rear
service area and existing landscaping
- 6 - One photograph of the view from Loch
Raven Blvd
- 7 - Strip of six photographs taped together
- 8 - One photograph
- 9 - Two photographs of the existing dumpster
location
- 10 - One photograph of two vehicles

Protestant's Exhibits:

- 1 - One photograph of the view from a window
- 2 - One photograph of the view from a window
- 3 - One photograph of the side of a home
- 4 - One photograph of the rear of Precision
Tune
- 5 - One photograph of the view from a porch
- 6 - One photograph of back yard
- 7 - Copy of Findings of Fact and Conclusions
of Law for 1766 Joppa Road
- 8 - Letter to Robert A. Hoffman from Timothy
M. Kotroco dated August 24, 1994
- 9 - Letter of protest from Ann F. Kleiber
dated September 26, 1994
- 10 - Letter to Baltimore County Courts from
Charles F. Nelker dated September 22, 1994
- 11 - Letter to Lawrence E. Schmidt from
Towson-Loch Raven Community Council,
Inc. dated September 28, 1994
- 12 - One photograph of street and building

Inter-Office Correspondence from Craig McGraw dated August 18, 1994

Copy of Landscape Manual Adopted by Resolution 56-90

Deputy Zoning Commissioner's Order dated December 12, 1994 (Denied)

Notice of Appeal received on January 17, 1995 from William P. Monk
on behalf of SSSS Realty Company

c: Mr. William P. Monk, William Monk, Inc., 222 Bosley Avenue,
Suite B-7, Towson, MD 21204
Mr. Martin Schwartz, P.O. Box 346, Owings Mills, MD 21117
People's Counsel of Baltimore County, M.S. 2010

Request Notification: Patrick Keller, Director, Planning & Zoning
Timothy M. Kotroco, Deputy Zoning Commissioner
W. Carl Richards, Jr., Zoning Supervisor
Docket Clerk
Arnold Jablon, Director of ZADM

APPEAL

Petition for Special Hearing
SE/S Loch Raven Boulevard
(8101 Loch Raven Boulevard)
9th Election District - 4th Councilmanic District
SSSS Realty Company-PETITIONER
Case No. 95-66-SPH

- ✓ Petition(s) for Special Hearing
- ✓ Description of Property
- ✓ Certificate of Posting
- ✓ Certificate of Publication
- ✓ Entry of Appearance of People's Counsel
- ✓ Zoning Plans Advisory Committee Comments
- ✓ Petitioner(s) and Protestant(s) Sign-In Sheets

95 JAN 13 AM 9:41

- Petitioner's Exhibits:
- ✓ 1 - Photocopy of the Plat to Accompany Petition for a Service Garage
 - ✓ 2 - Plan to Accompany Petition for Special Hearing
 - ✓ 3 - One photograph of 8101 Loch Raven Blvd
 - ✓ 4 - Two photographs of the view of fourth service bay
 - ✓ 5 - Two photographs of the view of rear service area and existing landscaping
 - ✓ 6 - One photograph of the view from Loch Raven Blvd
 - ✓ 7 - Strip of six photographs taped together
 - ✓ 8 - One photograph
 - ✓ 9 - Two photographs of the existing dumpster location
 - ✓ 10 - One photograph of two vehicles

- Protestant's Exhibits:
- ✓ 1 - One photograph of the view from a window
 - ✓ 2 - One photograph of the view from a window
 - ✓ 3 - One photograph of the side of a home
 - ✓ 4 - One photograph of the rear of Precision Tune
 - ✓ 5 - One photograph of the view from a porch
 - ✓ 6 - One photograph of back yard
 - ✓ 7 - Copy of Findings of Fact and Conclusions of Law for 1766 Joppa Road
 - ✓ 8 - Letter to Robert A. Hoffman from Timothy M. Kotroco dated August 24, 1994
 - ✓ 9 - Letter of protest from Ann F. Kleiber dated September 26, 1994
 - ✓ 10 - Letter to Baltimore County Courts from Charles F. Nelker dated September 22, 1994
 - ✓ 11 - Letter to Lawrence E. Schmidt from Towson-Loch Raven Community Council, Inc. dated September 28, 1994
 - ✓ 12 - One photograph of street and building

✓ E

- ✓ Inter-Office Correspondence from Craig McGraw dated August 18, 1994
- ✓ Copy of Landscape Manual Adopted by Resolution 56-90
- ✓ Deputy Zoning Commissioner's Order dated December 12, 1994 (Denied)
- ✓ Notice of Appeal received on January 17, 1995 from William P. Monk on behalf of SSSS Realty Company

c: * Mr. William P. Monk, William Monk, Inc., 222 Bosley Avenue, Suite B-7, Towson, MD 21204

Mr. Martin Schwartz, P.O. Box 346, Owings Mills, MD 21117
People's Counsel of Baltimore County, M.S. 2010

FRANK STROMAYER, PRES, TLRC, P.O. Box 27682, Towson MD 21285-7682

Request Notification: Patrick Keller, Director, Planning & Zoning
Timothy M. Kotroco, Deputy Zoning Commissioner
W. Carl Richards, Jr., Zoning Supervisor
Docket Clerk
Arnold Jablon, Director of ZADM
JAMES A. THOMPSON, ZADM-ENFORCEMENT

5/15/95 -Notice of Assignment for hearing scheduled for Wednesday,
July 19, 1995 at 10:00 a.m. sent to following:

Mr. Martin Schwartz
SSSS Realty Co.
William P. Monk
Frank Stromyer
President, TLRCC
Phylomena Gnah
People's Counsel for Baltimore County
Pat Keller
Lawrence E. Schmidt
Timothy M. Kotroco
W. Carl Richards, Jr. /ZADM
Docket Clerk /ZADM
Arnold Jablon, Director /ZADM

5/24/95 -Letter from Frank Stromyer requesting postponement of 7/1/95
hearing; will be on scheduled vacation during that time. 5/30/95 -
Copy of letter sent to Messrs. Monk and Schwartz /FYI.

6/07/95 -Letter from W. Monk - spoken with Mr. Schwartz; will await
rescheduling of this matter.

6/09/95 -Notice of PP and Reassignment sent to parties; matter
rescheduled to Thursday, August 3, 1995 at 10:00 a.m.

6/19/95 -Letter from B. Monk requesting that matter be rescheduled from
reassigned date of 8/03/95 due to vacation /schedule conflicts with
this date. To be granted and reassigned.

6/26/95 -Second Notice of PP and Reassignment sent to parties; matter
rescheduled to Tuesday, October 10, 1995 at 10:00 a.m.

9/06/95 -W/D by Appellant per letter from Bill Monk. Board's Order of Dismissal
to be issued.



County Board of Appeals of Baltimore County

OLD COURTHOUSE, ROOM 49
400 WASHINGTON AVENUE
TOWSON, MARYLAND 21204
(410) 887-3180

May 30, 1995

Mr. William P. Monk
William Monk, Inc.
222 Bosley Avenue, Suite B-7
Towson, MD 21204

Re: Case No. 95-66-SPH
SSSS Realty Company /
Postponement Request

Dear Mr. Monk:

Enclosed for your information, and/or comment before the Board's acts on this request, is a copy of a letter received by the Board from Frank Stromyer, President of The Associates of Loch Raven Village, Inc., requesting a postponement of this case scheduled for hearing on July 19, 1995.

Your prompt response would be appreciated. Should you have any questions, please call me at 887-3180.

Very truly yours,

A handwritten signature in cursive script, reading "Kathleen C. Weidenhammer".

Kathleen C. Weidenhammer
Administrative Assistant

encl.

cc: Martin Schwartz, SSSS Realty Co.
Frank Stromyer
People's Counsel for Baltimore County



COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

January 17, 1995

Mr. Arnold Jablon
Director
Zoning Administration and Development Management
111 W. Chesapeake Avenue
Towson, MD 21204

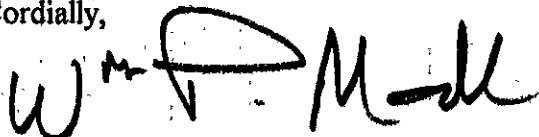
Re: 8101 Loch Raven Boulevard
Appeal to Baltimore County
Board of Appeals
Case # 95-66-SPH
9th Election District
4th Councilmanic District

Dear Mr. Jablon:

On behalf of my client SSSS Realty Company, petitioner in the above referenced case, I wish to appeal the decision rendered on December 19, 1994. A special hearing to amend the previously approved special exception plan for a Precision Tune service garage (in prior Case # 82-199-X) was denied by the deputy zoning commissioner. This request was to permit the conversion of a storage area to the rear of the existing 3 bay service garage to accommodate a 4th service bay.

Enclosed please find the filing fee of \$175.00 plus an additional \$35.00 for the required signage.

Cordially,



William P. Monk

WPM/skm30 94-78

cc: Martin Schwartz

RECEIVED

JAN 17 1995

ZADM

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

June 5, 1995


Ms. Kathleen C. Weidenhammer
Administrative Assistant
Baltimore County Board of Appeals
Old Courthouse, Room 49
400 Washington Avenue
Towson, MD 21204

Re: Case No. 95-66-SPH, SSSS Realty Company

Dear Ms. Weidenhammer:

I am in receipt of your letter dated May 30, 1995 and Mr. Stromyer's letter dated May 22, 1995. After speaking with Mr. Schwartz, he will change his schedule and notify his witnesses. We will await the rescheduling of the hearing. Hopefully there will be no conflicts with my client's schedule or that of his witnesses.

Cordially,



William P. Monk

WPM/skm33

95 JUN -7 AM 11:37
RECEIVED
COUNTY BOARD OF APPEALS

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

June 19, 1995

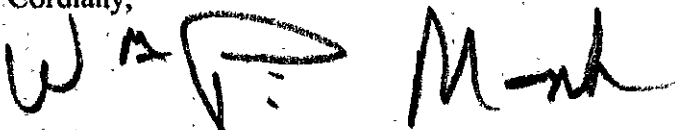
Ms. Kathleen C. Weidenhammer
Administrative Assistant
Baltimore County Board of Appeals
Old Courthouse, Room 49
400 Washington Avenue
Towson, MD 21204

Re: 8101 Loch Raven Boulevard, Case # 95-66-SPH

Dear Ms. Weidenhammer:

My client and I are in receipt of the Board's letter dated June 9, 1995 regarding the rescheduling of our hearing for August 3. Unfortunately, my client and one of our witnesses will be out of town that week. We did not expect the hearing to be rescheduled so quickly. Historically August is vacation month in Maryland and schedules were already made in anticipation of a September hearing. In that we accommodated the request by the protestants for rescheduling from the July hearing, we respectfully ask that the Board acknowledge our request as well.

Cordially,



William P. Monk

WPM/skm3394-78

cc: SSSS Realty Company

pb to 10/10/95

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

September 6, 1995

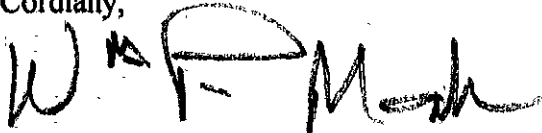
Ms, Kathleen C. Weidenhammer
Administrative Assistant
Baltimore County Board of Appeals
Old Courthouse, Room 49
400 Washington Avenue
Towson, MD 21204

Re: 8101 Loch Raven Boulevard, Case # 95-66-SPH
9th Election District

Dear Ms. Weidenhammer:

My client wishes to withdraw his appeal. Thank you for your patience and we hope that we have not caused the Board any inconvenience.

Cordially,



William P. Monk

WPM/skm34/94-78

cc: SSSS Realty Company

95 SEP -6 AM 11:38

RECEIVED
COURT HOUSE COMMONS
TOWSON, MD
SEP 11 1995

THE ASSOCIATES OF
LOCH RAVEN VILLAGE
INC.

May 22, 1995

County Board of Appeals of Baltimore County
Old Courthouse, Room 49
400 Washington Avenue
Towson, Maryland 21204

Attention: Ms. Kathleen C. Weidenhammer
Administrative Assistant

Re: Case No. 95-66-SPH
SSSS Realty Company

Dear Ms. Weidenhammer:

Please be advised that I am the President of The Associates of Loch Raven Village, which was the protestant in the above-referenced case which is now being appealed. The appeal assignment is scheduled for Wednesday, July 19, 1995 at 10:00 a.m. Regrettably, I must formally request a postponement. The request is due to a scheduled vacation with my family in North Carolina during the week of July 15th.

I appreciate your understanding in this matter and request that you respond as soon as possible with a re-scheduled date.

Sincerely,

THE ASSOCIATES OF LOCH RAVEN VILLAGE, INC.

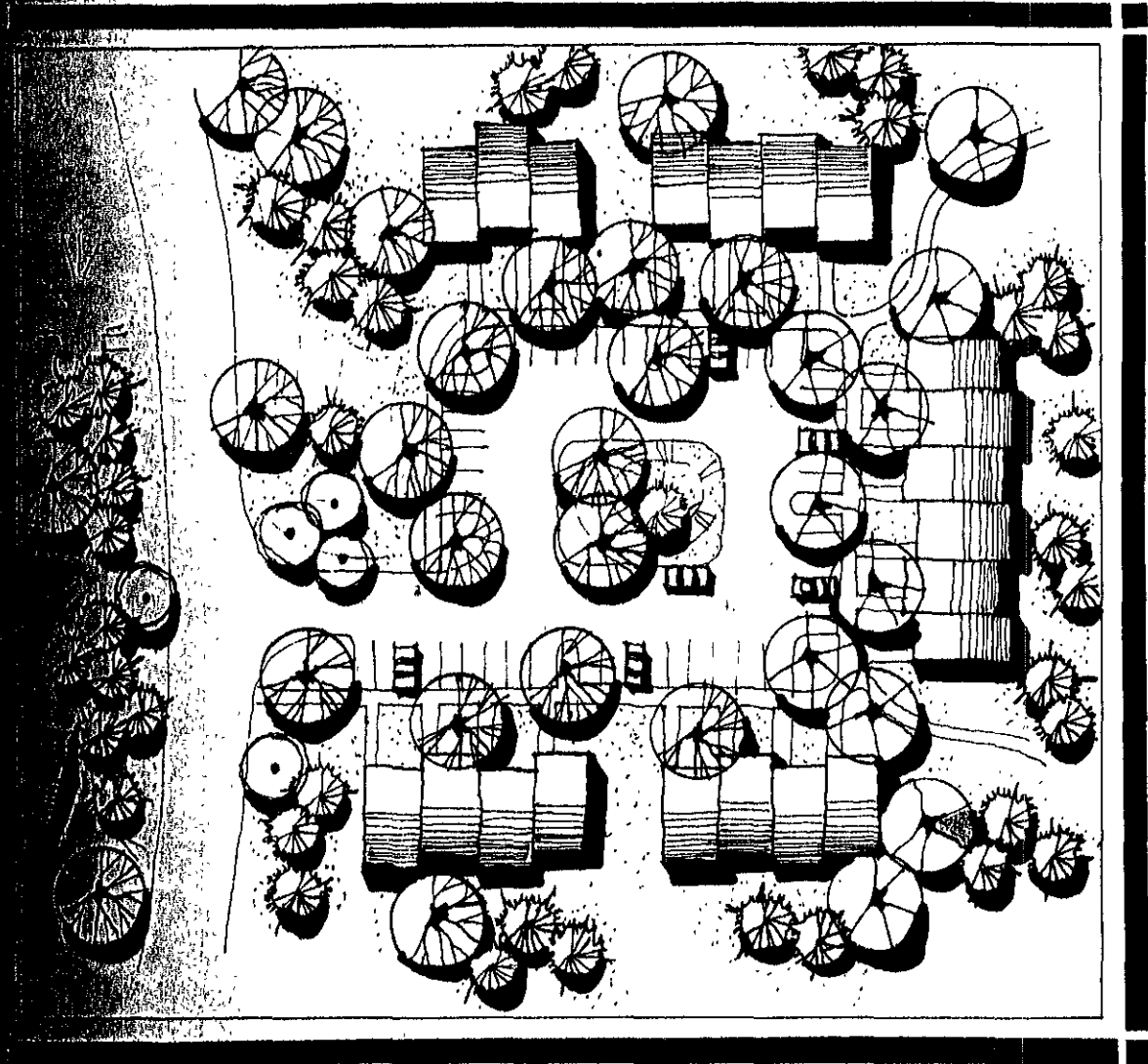


Frank Stromyer, President
Board of Directors

FS/dbn

95 MAY 26 AM 11:53

LANDSCAPE MANUAL BALTIMORE COUNTY, MARYLAND



Adopted by Resolution 56-90
October 1, 1990
and as amended

V. GENERAL STANDARDS

A. Compliance With The Manual Standards

1. All public development, including streets and parking areas and private developments shall comply with the standards in this manual unless specifically exempted in paragraph B below.
2. In commercial, office and industrial zones, a proposed increase in floor area equal to 50% or more of the existing floor area shall require that the entire site conform to the manual. Increases in the floor area of less than 50% shall require that the portion of the site impacted by the proposed floor area conform to the standards in this manual.
3. Residential/Office development (RO Zone, Class "A" and Class "B" buildings) shall comply with the standards for commercial, office and industrial development.
4. Mobile home parks, regardless of the zoning classification in which they are located, shall comply with the standards for residential development.

B. Exemptions

1. Resource Conservation Zones 2, 3, and 4 (RC-2, RC-3, and RC-4).
2. Residential subdivisions of three lots or less.

C. Standards and Specifications

1. Nomenclature

All plants shall be identified in accordance with Hortus Third, by L. H. Bailey, 1975.

2. Nursery Stock

All nursery stock shall conform to American Association of Nurserymen, Inc. standards as described in "American Standards for Nursery Stock," publication ANSI Z60.1-1980, latest edition.

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

ADDRESS

DAVID SCHWARTZ

MARTIN SCHWARTZ

BILL MONIK

4 MARY CARROLL CT. BALT. MD 21208

3 HAWICK CT. OWING MILLS MD 21117

222 BUSLEY AVE

SUITE B-7

TOWSON, MD 21204



PLEASE PRINT CLEARLY

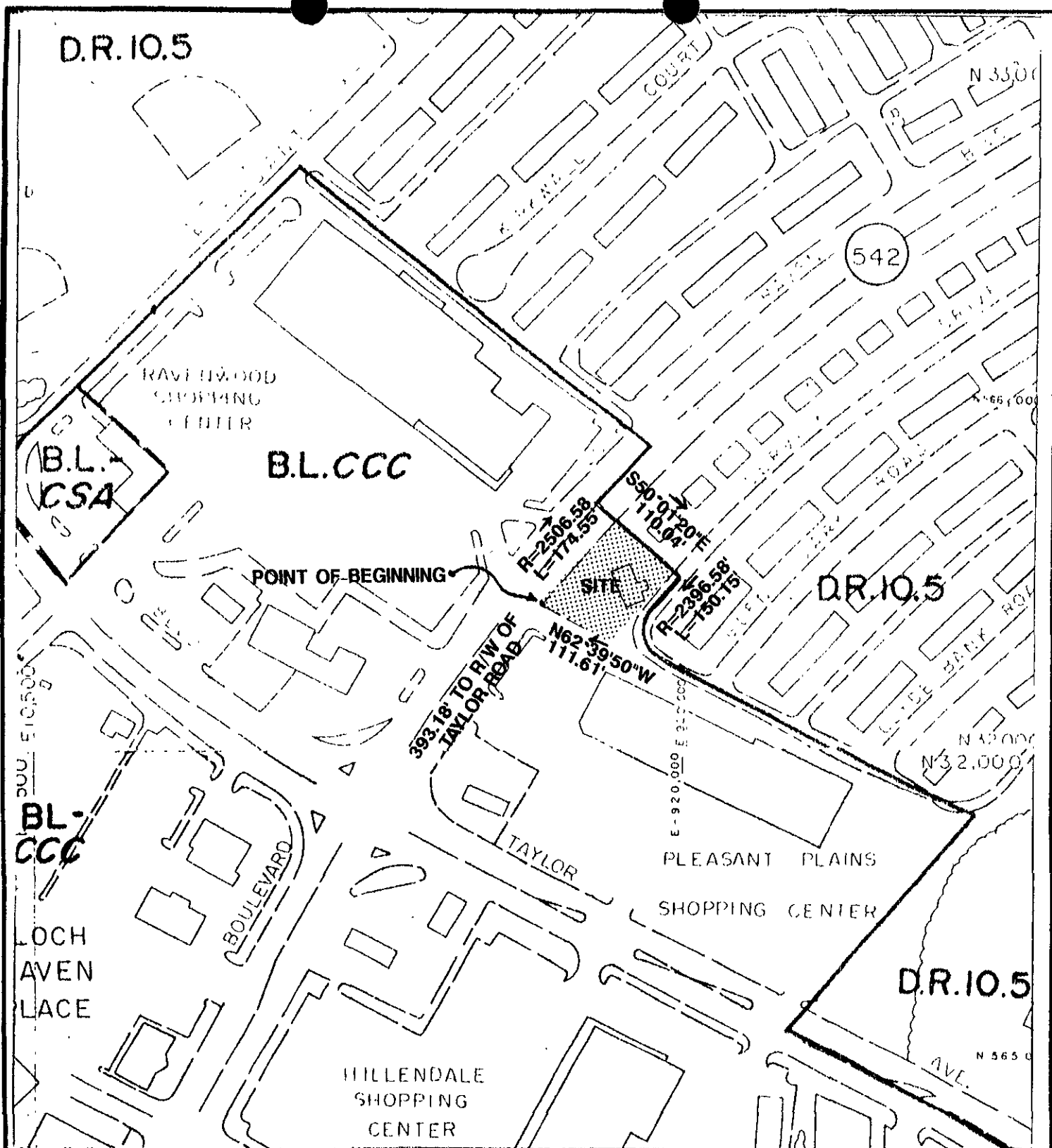
PROTESTANT(S) SIGN-IN SHEET

NAME

ADDRESS

Frank Stromyer
Phyllis Green
Kathleen Magagna
William Malachuk
Marie C. Malachuk
Constance Townsend
Pat T. Townsend

8122 Kinkwall Ct 21286
8109 Loch Raven 21286
8106 Glen Gary Rd 21234
8100 Glen Gary Rd 21234
8100 Glen Gary Rd 21234
8102 Glen Gary Rd 21234
8102 Glen Gary Rd



WILLIAM MONK, INC.
 PLANNING, LANDSCAPE DESIGN
 ENVIRONMENTAL RESOURCE MANAGEMENT
 COURTHOUSE COMMONS
 222 BOSLEY AVENUE, SUITE B-7
 TOWSON, MD 21204
 (410) 494-8931

ZONING MAP
 TO ACCOMPANY
 PETITION FOR SPECIAL HEARING
 PRECISION TUNE
 8101 LOCH RAVEN BLVD
 BALTIMORE COUNTY, MD

MAP #:
 NE 8&9-B

SCALE:
 1"=200'±

FILE #:

95-66-SPH

12-19-94

IN RE: PETITION FOR SPECIAL HEARING
SE/S Loch Raven Boulevard,
393' NE of Taylor Avenue
(8101 Loch Raven Boulevard)
9th Election District
4th Councilmanic District

SSSS Realty Company
Petitioner

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* Case No. 95-66-SPH
*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Deputy Zoning Commissioner as a Petition for Special Hearing for that property known as 8101 Loch Raven Boulevard, located adjacent to the Loch Raven Village community in Parkville in eastern Baltimore County. The Petition was filed by the owners of the property, SSSS Realty Company, by Martin Schwartz, Owner. The Petitioner seeks approval to amend the previously approved site plan in prior Case No. 82-199-X to permit the conversion of a storage area to the rear of the existing three-bay service garage to accommodate a fourth service bay. The subject property and relief sought are more particularly described on the site plan submitted and marked into evidence as Petitioner's Exhibit 2.

Appearing at the hearing on behalf of the Petition were Martin and David Schwartz, property owners, and William P. Monk, Landscape Design Consultant. Appearing as Protestants in the matter were numerous residents from the surrounding community, all of whom signed the Protestants' Sign-In Sheet.

Testimony and evidence offered revealed that the subject property consists of a gross area of .56 acres, more or less, zoned B.L.-C.C.C. and is the site of a Precision Tune franchise consisting of a four-bay service garage and related parking area. As noted above, this property was the

ORDER RECEIVED FOR FILING

Date

By

subject of prior Case No. 82-199-X in which a special exception for a three-bay service garage was granted on December 8, 1981. As shown on the site plan identified as Petitioner's Exhibit 2, the subject building sits back on the property towards the rear corner of the lot, with the service bays facing Loch Raven Boulevard. Testimony indicated that in Spring of this year, the Petitioner applied for and obtained a permit to convert the existing 14' x 28' storage area located to the rear of the building to a fourth service bay. The entrance to this fourth bay is accessed via a service road off of Loch Raven Boulevard which runs from the front of the property to the rear of the building, adjacent to the residential community of Loch Raven Village. Testimony offered by Mr. Martin Schwartz indicated that business at this particular Precision Tune has increased over the years and a fourth service bay was needed to meet customer demand. Mr. Schwartz testified that all proper permits had been obtained from Baltimore County; however, it was later discovered that a special hearing was needed to modify the previously approved site plan. Thus, the instant Petition was filed to legitimize the fourth service bay.

Appearing in opposition to the Petitioner's request were several property owners from the surrounding community. Mr. Frank Stromyer, who resides at 8122 Kinkwall Court, testified concerning the adverse effects this residential community has suffered as a result of the addition of this fourth service bay. Mr. Stromyer testified that by virtue of this fourth bay being located to the rear of the property in close proximity to his community, the residents have suffered from the noise generated by the business conducted therein. Specifically, he identified the hydraulic jack used to lift vehicles from the ground as being a major contributor of the noise generated from this fourth bay. He testified that during warmer

ORDER RECEIVED FOR FILING

Date

By

weather, the bay door remains open as does the pedestrian walk-thru door which is located to the rear of this fourth bay. As a result, the noise generated from within this bay adversely affects the quiet enjoyment of the adjoining residential community. In addition, Mr. Strohmeyer testified that the congregation of employees to the rear of this site has also created a noise problem for the adjoining residential community. Furthermore, he noted that exhaust fumes from the site and cleaning solvents used in the operation of this business, generate a very strong odor which drifts into the residences located nearby.

Also testifying in opposition to the Petitioner's request was Ms. Phylomena Gnah, who resides adjacent to the property at 8109 Loch Raven Boulevard. Ms. Gnah's home is visible in many of the photographs submitted into evidence by both the Petitioners and the Protestants. The fourth bay is across from Mrs. Gnah's home and she is able to look directly upon the activity taking place therein. Ms. Gnah testified that she has lived on her property for the past 43 years. She testified that she had no objection to Precision Tune's three-bay service garage, but that the addition of this fourth service bay has caused tremendous adverse consequences upon the peaceful and quiet enjoyment of her property. Ms. Gnah testified that she has experienced exhaust fumes blowing into her home as a result of this fourth service bay. She stated that she has difficulty working outside in her garden because of exhaust fumes emanating from vehicles and the cleaning solvents used in the operation of this business. In addition to the offensive odors she now experiences as a result of this fourth bay, she is adversely affected by the noise generated by the use of this fourth bay. This noise is generated by the hydraulic lift and employees who are working inside this bay. Ms. Gnah also testified that the noise generated

ORDER RECEIVED FOR FILING

Date

By

by vehicles simply travelling to and from this fourth bay causes her concern. She stated that customers sometimes blow their horn to get service personnel to open the bay door to this fourth bay. Her testimony revealed that the cleaning solvent used to clean the fuel injectors on automobiles is so strong that it must be used outside the service bays. The odors from these cleaning solvents blow directly into her home and she is concerned about what effects these fumes may have upon her health. Ms. Gnah testified that she had a stockade privacy fence erected along her property line in an effort to deflect the adverse effects of the uses on this site. She testified that she had this fence erected at her expense.

Mr. William Malashuk, who resides across from the subject site at 8100 Glen Gary Road, testified in opposition to the Petitioner's request. Mr. Malashuk testified concerning the prevailing southerly winds that blow in the summer months. He testified that these prevailing winds cause all fumes, odors, and smoke from the subject site to blow into the Loch Raven Village community. It should be noted that this community sits at a higher elevation than Precision Tune, as shown in the numerous photographs submitted into evidence by both the Petitioners and the Protestants. This change in elevation and the prevailing winds during the summer months cause a natural wind tunnel effect that results in the fumes, smoke and odors generated on the subject site to blow directly into this community. It is Mr. Malashuk's opinion that the addition of the fourth service bay has contributed tremendously to all of the adverse effects experienced by the Loch Raven Village community.

Also testifying in opposition to the Petitioner's request was Mr. Pat Townsend, who resides at 8102 Glen Gary Road. Mr. Townsend testified that he has resided in this community for the past 22 years. His testimony

was clear that he has never experienced any trouble with fumes or other odors emanating from the subject site until the Petitioner added the fourth service bay.

After considering all of the testimony offered by both the Petitioner and the Protestants, I find that the Petitioner's request to amend the site plan to permit a fourth service bay on the subject property should be denied. The overwhelming testimony presented by the Protestants was clear that this fourth service bay has had an extreme detrimental effect upon their community. The noise, fumes, smoke and other odors generated as a result of this fourth service bay impose too much upon the health, safety and general welfare of the Loch Raven Village community and must, therefore, be removed. While it was clear that the owners were willing to work with the residents of the surrounding community in an effort to resolve their legitimate concerns, it is equally clear that the fourth service bay as it is presently located to the rear of the building within the converted storage area is a detriment to the community and cannot be permitted to remain.

The Petitioner had the burden of adducing testimony and evidence which would show that the proposed amendment met the prescribed standards and requirements set forth in Section 502.1 of the B.C.Z.R. In fact, the Petitioner has not shown that the addition of the fourth service bay can be conducted without real detriment to the neighborhood and would not adversely affect the public interest. The facts and circumstances show that this fourth bay has had an adverse impact upon the community above and beyond that inherently associated with such a special exception use. Schultz v. Pritts, 432 A.2d 1319 (1981).

ORDER RECEIVED FOR FILING

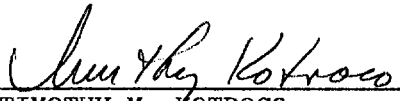
Date

By

Pursuant to the advertisement, posting of the property, and public hearing on this Petition held, and for the reasons set forth above, the relief requested in the special hearing must be denied.

THEREFORE, IT IS ORDERED by the Deputy Zoning Commissioner for Baltimore County this 19th day of December, 1994 that the Petition for Special Hearing seeking approval of an amendment to the previously approved site plan in prior Case No. 82-199-X to permit the conversion of a storage area to the rear of the existing service garage to a fourth service bay, in accordance with Petitioner's Exhibit 2, be and is hereby DENIED, and is subject to the following restrictions:

- 1) The Petitioners are hereby made aware that any appeal of this decision must be filed within thirty (30) days of the date of this Order.
- 2) Within sixty (60) days of the date of this Order, the Petitioners shall reconvert the fourth service bay back to a storage area. The Petitioners are prohibited from using this storage area for any service work.
- 3) Upon request and reasonable notice, Petitioners shall permit a representative of the Zoning Enforcement Division to make an inspection of the property to insure compliance with this Order in the event it becomes necessary to do so as a result of a complaint.
- 4) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this Order.


TIMOTHY M. KOTROCO
Deputy Zoning Commissioner
for Baltimore County

TMK:bjs

ORDER RECEIVED FOR FILING

Date

By

September 26, 1994

Zoning Board
Towson, Md. 21204

I wish to be numbered with my
Neighbors in protesting the extra "bay"
that "Precision Tune" recently installed.
They are complaining of the fumes. While
this business is far enough from
my home that I do not experience the
problem, I resent their having to
confront this.

Very truly yours,

Ann J. Kleber

8144 Glen Gary Rd.

Baltimore, Md. 21234-5108

Prot #9

Prot #10

8113 Loch Raven Boulevard
Baltimore, MD 21286

September 22, 1994

To: Baltimore County Courts
County Office Building
Towson, Maryland

Re: Case 95-66-SPH
Hearing of 9/28/94


We, the undersigned and residents at the above address, would like to attend the reference hearing, but will be unable to do so because of a previous commitment. In lieu of actual attendance we are writing this letter for presentation at the hearing.

We live three houses from Precision Tuning, the subject of the hearing. As so located, we are close enough to be unhappily aware of both the noise and fumes generated by the operation of Precision Tuning. Even though our property does not lie immediately adjacent to Precision (as some residences do), there are times when the fumes reach us and can best be called obnoxious.

In short, we can only express to the Court our amazement that such an operation should be so proximate to so many residences.

Sincerely,


Charles F. Nelker


Elizabeth A. Nelker



Towson - Loch Raven Community Council, Inc.
P.O. Box 27682
Towson, Maryland 21285-7682

September 28, 1994

Prot # 11
Mr. Lawrence E. Schmidt
Zoning Commissioner
Baltimore County Government
Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

RE: Case #95-66-SFH
Precision Tune

Dear Sir:

The Towson-Loch Raven Community Council, Inc. (TLRCC), is an umbrella organization composed of 12 neighborhood associations and one community service group. We represent over 5,500 households in central Baltimore County.

The purpose of this letter is to comment on the Precision Tune's request to amend a site plan on a special exception hearing. TLRCC discussed their request during our Board Meeting held on September 12, 1994.

Precision Tune's request is to convert an existing storage area to a fourth service bay. TLRCC strongly believes that the proposed use would be detrimental to the health and general welfare of the community. The proof of its negative impact (noise, fumes and light) is clearly evident with the adjoining residence since Precision Tune has already converted the storage area to a service bay.

TLRCC, joins with Loch Raven Village in opposing their request. Furthermore, TLRCC asks that Precision Tune be advised that the fourth service bay must be converted back to a storage area. TLRCC's position is consistent with positions taken in the Pars Auto Service (1766 E. Joppa Road, Case # 94-382-A) and National Tire Wholesale (1901 E. Joppa Rd., Case #94-468-X) zoning cases. In the Pars case, we successfully argued for buffering and noise restrictions. In the NFW case, the neighboring church was concerned about the noise from power tools.

This letter is being presented to you by Frank Stromyer, President, Loch Raven Village. Loch Raven Village is a member of TLRCC. If you need to contact TLRCC further about this matter, I can be reached at (H) 821-0224 or you can contact our past president, Wayne Skinner, at (H) 661-8249 or (W) 225-5759.

O V E R

Thank you for your attention.

Sincerely,

A handwritten signature in cursive script, appearing to read "Dale Livingston".

Ms. Dale Livingston
President

TLRCC Memberships:

Cromwood, Coventry & Satyr Hill
Cromwell Valley
Fellowship Forest
Glendale-Glenmont
Hillendale
Hillendale Park
Knettishall

Loch Raven Kiwanis
Loch Raven Village
Northbrook
Pelhamwood
Ridgeleigh
Towson Estates

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903



8101 LOCH RAVEN BOULEVARD

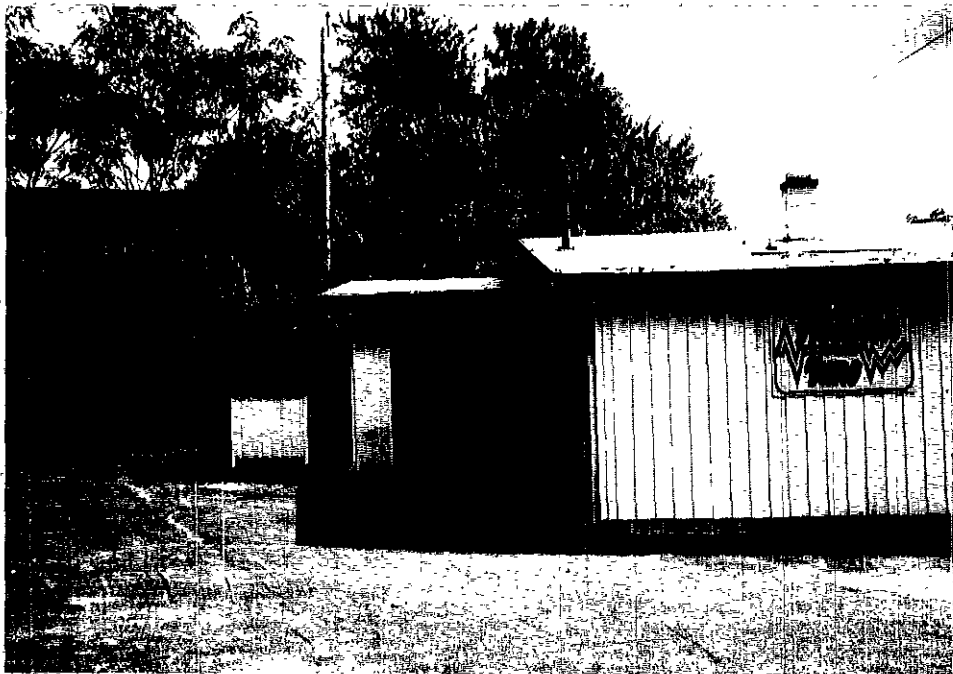
**PETITIONER'S
EXHIBIT 3**

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

VIEW OF FOURTH SERVICE BAY



PETITIONER'S
EXHIBIT 4

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

VIEW OF REAR SERVICE AREA AND EXISTING LANDSCAPING



**PETITIONER'S
EXHIBIT 5**

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903



VIEW FROM LOCH RAVEN BOULEVARD

**PETITIONER'S
EXHIBIT 6**



OIL, LUBE & FILTER

Special

FREE
EMISSIONS CHECK!

\$9⁹⁰

Includes up to 5 qts. of major brand motor oil, new filter, chassis lube. Plus, we check and fill most vital engine fluids and provide a free maintenance inspection. Slight charge for recycling.

At participating locations. With coupon only. Not good in conjunction with any other coupon/offer for the same service. No cash value. See Owner/Manager for details. Most cars. Offer expires 10/29/94. MB-13



MAINTENANCE TUNE-UP

Special

\$24⁹⁰

4 cyl.

6 & 8 cylinder slightly higher. Includes parts and labor.

12 Month/12,000 Mile Warranty.

At participating locations. With coupon only. Not good in conjunction with any other coupon/offer for the same service. No cash value. See Owner/Manager for details. Most cars. Offer expires 10/29/94. MB-13



BRAKE SERVICE

FREE
BRAKE INSPECTION!

\$59⁹⁰

Replace pads or shoes. Resurface rotors or drums. Inspect hydraulic system. Road test. Semi metallic pads additional.

At participating locations. With coupon only. Not good in conjunction with any other coupon/offer for the same service. No cash value. See Owner/Manager for details. Most cars. Offer expires 10/29/94. MB-13



FUEL INJECTION CLEANING

- Reduce Emissions
- Cleans Valves & Pistons
- Save Costly Repairs
- Increase Gas Mileage
- Recommended Every 15,000 Miles
- Helps Restore Engine Performance

\$29⁹⁰

FUEL FILTER
AND SOME
IMPORTS
ADDITIONAL

At participating locations. With coupon only. Not good in conjunction with any other coupon/offer for the same service. No cash value. See Owner/Manager for details. Most cars. Offer expires 10/29/94. MB-13

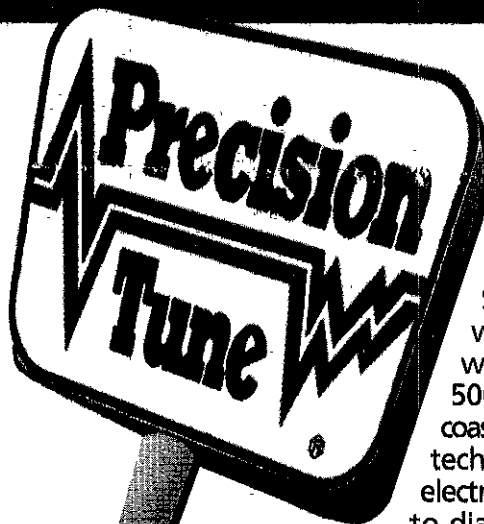


A Lot More Than TUNE-UPS!

OIL, LUBE AND FILTER

CLIP COUPON ABOVE

ONLY



Precision Tune provides state-of-the-art automotive repairs and maintenance. Servicing the area with a national warranty and over 500 centers coast to coast. Featuring trained technicians, incredible electronic equipment to diagnose and repair under the hood car problems.

We accept all competitor's coupons. At participating locations.

828-TUNE

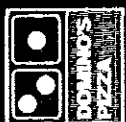
Call For The Location Nearest You!

YOUR NEIGHBORHOOD CAR CARE

Annapolis.....266-5102
 Belvedere.....542-5757
 Bel Air.....879-5960
 Catonsville.....747-6411
 Cockeysville.....628-0060
 Dundalk.....285-4545

Edgewood.....679-9340
 Essex.....574-0404
 Frederick.....(301) 662-3566
 Gardenville.....483-3222
 Glen Burnie.....787-1990
 Owings Mills.....356-9700

Randallstown.....655-5151
 Rosedale.....391-5300
 Salisbury.....(410) 860-5150
 Severna Park.....544-2713
 Towson.....828-1210



Domino's Pizza Says-

2 + UN

**REGULAR
PIZZAS**

**LIMITED
TOPPINGS**

\$11.99 Delivered

2 Large Pizzas \$12.99 Pickup, \$14.99 Delivered
Extra Pizzas \$4 each Regular or \$5 each Large

Choose Hand-Tossed, Thin Crust or Ultimate Deep Dish

Catonsville 744-8020
Downtown 752-3030
Dundalk 282-7360
Essex 574-4800
German Hill Road 288-3030
Hamilton/Parkville 444-0200
Highlandtown 563-3500

Lochearn 597-8088
Lutherville 583-7585
Middle River 682-4200
Jacksonville/Phoenix 628-4900
Northwood 235-3030
Owings Mills 356-2999
Perry Hall 529-2700
Pikesville 653-9404

Randallstown 922-8000
Remington Ave. 338-2500
Reisterstown 833-0944
Rosedale/Kenwood 866-8341
Timonium 561-5010
Towson/Goucher Blvd. 296-2999
Towson/Sherwood Rd. 377-0800
Woodlawn 944-6770

Offer good in Baltimore City and Baltimore County at Your Locally Owned and Operated Domino's Pizza. Not valid with any other offer. Customer pays sales tax where applicable. Our drivers carry less than \$20.00 cash.



Matlbox Values

America looks for Savings!

**More
Great Savings
Inside**



COLUMBUS DAY SALE!

SALE ENDS MON., OCT. 10

**FREE
BED
FRAME**
With Any
Size Set

**FREE
DELIVERY**
With Any
Size Set
(20 mile radius)

**FREE
SET UP**
Of Your
New Bedding
with any delivery

**FREE
REMOVAL**
Of Your
Old Bedding
with any delivery

CHOOSE FROM 28 STYLES
\$100 BONUS OFF
EVERY TWIN SET
\$120 BONUS OFF
EVERY FULL SET
\$150 BONUS OFF
EVERY QUEEN SET
\$200 BONUS OFF
EVERY KING SET

Serta FIRM			
	Reg.*	Sale	W/Bonus
Twin, ea. pc.	\$99	\$89	\$39
FULL, ea. pc.	\$149	\$129	\$69
QUEEN, set	\$359	\$319	\$169
KING, set	\$459	\$399	\$199
<small>Sold In Sets Only</small>			

Spring Air EXTRA FIRM			
	Reg.*	Sale	W/Bonus
Twin, ea. pc.	\$129	\$109	\$59
FULL, ea. pc.	\$189	\$159	\$99
QUEEN, set	\$429	\$379	\$229
KING, set	\$559	\$479	\$279
<small>Sold In Sets Only</small>			

Sealy CLASSIC REST			
	Reg.*	Sale	W/Bonus
Twin, ea. pc.	\$159	\$129	\$79
FULL, ea. pc.	\$229	\$189	\$129
QUEEN, set	\$499	\$449	\$299
KING, set	\$659	\$549	\$349

Serta PERFECT SLEEPER			
	Reg.*	Sale	W/Bonus
Twin, ea. pc.	\$179	\$149	\$99
FULL, ea. pc.	\$249	\$209	\$149
QUEEN, set	\$599	\$549	\$399
KING, set	\$849	\$699	\$499
<small>Sold In Sets Only</small>			

Sealy POSTUREPEDIC			
	Reg.*	Sale	W/Bonus
Twin, ea. pc.	\$229	\$199	\$149
FULL, ea. pc.	\$299	\$259	\$199
QUEEN, set	\$719	\$649	\$499
KING, set	\$949	\$899	\$699
<small>Sold In Sets Only</small>			

Spring Air BACK SUPPORTER			
	Reg.*	Sale	W/Bonus
Twin, ea. pc.	\$199	\$179	\$129
FULL, ea. pc.	\$269	\$239	\$179
QUEEN, set	\$649	\$599	\$449
KING, set	\$929	\$799	\$599

*Reg. Prices Stated Are Those Of Our Competitors. Our Day To Day Prices Are Lower. *See Salesperson For Details



MR. MATTRESS



Baltimore's Quality Sleep Shop

Store Hours:
Mon. - Fri.
10AM-9PM
Sat. 10AM-6PM
Sun. 12PM-5PM

Bel Air-669-2300
Festival Shopping Center • Route 24, Next to Hechinger's
Columbia-730-9477
Corner of Route 108 & Centre Park Drive
(next to the Palace Theatres)
Glen Burnie-766-4401
Glen Burnie Village Shopping Center • 7501 Ritchie Highway
next to La Fontaine Bleu

Golden Ring Plaza-686-4077
Philadelphia Rd. & Rossview Blvd. • Golden Ring Plaza
near Giant, in front of mall
Owings Mills-363-7077
10347 Reisterstown Rd. Garrison Forest Plaza, corner of
Reisterstown Rd. and Rosewood Lane
Parkville/Perry Hall-668-6210
7698 Belair Rd. • Just south of Beltway • Belair Beltway Plaza
next to Blockbuster

Pikesville Warehouse Outlet-764-2082
6818 Reisterstown Rd.
Fallsjaff Shopping Ctr. MON. SAT. 10AM-6PM SUN. 12PM-5PM
Route 40 West-747-6673
6120 Baltimore National Pike,
Midway between Rolling Rd. & Beltway
Towson-828-1360
714 York Rd. • Just south of the beltway

99¢
PLUS TAX
LIMIT 1**Sausage & Egg
Biscuit**

Please present coupon before ordering. Offer not good in combination with any other offers. One coupon per customer, per visit, please. Customer must pay sales tax due. Cash value 1/100 of 1¢. Offer good during regular breakfast hours for a limited time at participating Roy Rogers® Restaurants.

Coupon good through 10/31/94

Roy Rogers®

©1994 Roy Rogers® Restaurants

\$1.99
PLUS TAX
LIMIT 1**1/4 Roy's Roaster®
& Biscuit**

*No piece selection. White meat extra.

Please present coupon before ordering. Offer not good in combination with any other offers. One coupon per customer, per visit, please. Customer must pay sales tax due. Cash value 1/100 of 1¢. Offer good after regular breakfast hours for a limited time at participating Roy Rogers® Restaurants.

Coupon good through 10/31/94

Roy Rogers®

©1994 Roy Rogers® Restaurants

99¢
PLUS TAX
LIMIT 1**1/4 lb.
Cheeseburger**

*Average pre-cooked weight

Please present coupon before ordering. Offer not good in combination with any other offers. One coupon per customer, per visit, please. Customer must pay sales tax due. Cash value 1/100 of 1¢. Offer good after regular breakfast hours for a limited time at participating Roy Rogers® Restaurants.

Coupon good through 10/31/94

Roy Rogers®

©1994 Roy Rogers® Restaurants

\$1.99
PLUS TAX
LIMIT 1**2 Pc. Fried Chicken*
& Biscuit**

*No piece selection. White meat extra.

Please present coupon before ordering. Offer not good in combination with any other offers. One coupon per customer, per visit, please. Customer must pay sales tax due. Cash value 1/100 of 1¢. Offer good after regular breakfast hours for a limited time at participating Roy Rogers® Restaurants.

Coupon good through 10/31/94

Roy Rogers®

©1994 Roy Rogers® Restaurants

99¢
PLUS TAX
LIMIT 1**Bacon, Egg & Cheese
Biscuit**

Please present coupon before ordering. Offer not good in combination with any other offers. One coupon per customer, per visit, please. Customer must pay sales tax due. Cash value 1/100 of 1¢. Offer good during regular breakfast hours for a limited time at participating Roy Rogers® Restaurants.

Coupon good through 10/31/94

Roy Rogers®

©1994 Roy Rogers® Restaurants

\$6.99
PLUS TAX
LIMIT 1**Whole Roy's Roaster®***No piece selection. White meat extra.
Served in quarters

Please present coupon before ordering. Offer not good in combination with any other offers. One coupon per customer, per visit, please. Customer must pay sales tax due. Cash value 1/100 of 1¢. Offer good after regular breakfast hours for a limited time at participating Roy Rogers® Restaurants.

Coupon good through 10/31/94

Roy Rogers®

©1994 Roy Rogers® Restaurants

\$1.99
PLUS TAX
LIMIT 1**Real McCoy Chicken
Fillet Sandwich**

Please present coupon before ordering. Offer not good in combination with any other offers. One coupon per customer, per visit, please. Customer must pay sales tax due. Cash value 1/100 of 1¢. Offer good after regular breakfast hours for a limited time at participating Roy Rogers® Restaurants.

Coupon good through 10/31/94

Roy Rogers®

©1994 Roy Rogers® Restaurants

\$8.99
PLUS TAX
LIMIT 1**8 Pc. Fried Chicken* Meal
4 Biscuits & 2 Large Sides**Sides include: Mashed Potatoes & Cole Slaw
*No piece selection. White meat extra.

Please present coupon before ordering. Offer not good in combination with any other offers. One coupon per customer, per visit, please. Customer must pay sales tax due. Cash value 1/100 of 1¢. Offer good after regular breakfast hours for a limited time at participating Roy Rogers® Restaurants.

Coupon good through 10/31/94

Roy Rogers®

©1994 Roy Rogers® Restaurants

The Best Call Of The Game.

Fried Chicken

Whether you're headed to the stadium or pulling for your favorite team on the tube, the best call for the big game might be fresh Fried Chicken from Roy Rogers. We have complete meal values featuring Made From Scratch® biscuits and delicious side dishes that make our Fried Chicken better than ever. Come to Roy Rogers® today -- and team up with a winner!



Roy Rogers®

Includes wine/dark pie

Available after regular breakfast hours. Offer good at participating Roy Rogers® Restaurants. ©1994 Roy Rogers® Restaurants



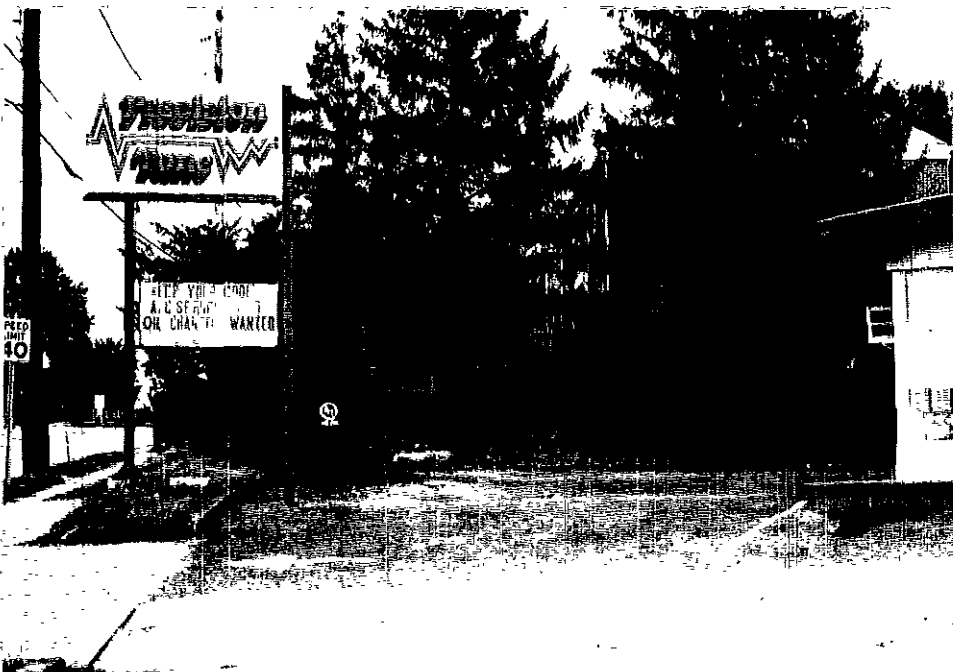


COURTHOUSE COMMONS
222 BOSLEY AVENUE
SUITE B-7
TOWSON, MD 21204
410-494-8931
FAX 410-494-9903

WILLIAM MONK, INC.

LAND USE PLANNING • LANDSCAPE DESIGN

VIEW OF EXISTING DUMPSTER LOCATION



**PETITIONER'S
EXHIBIT 9**



PROTESTANT'S
EXHIBITS

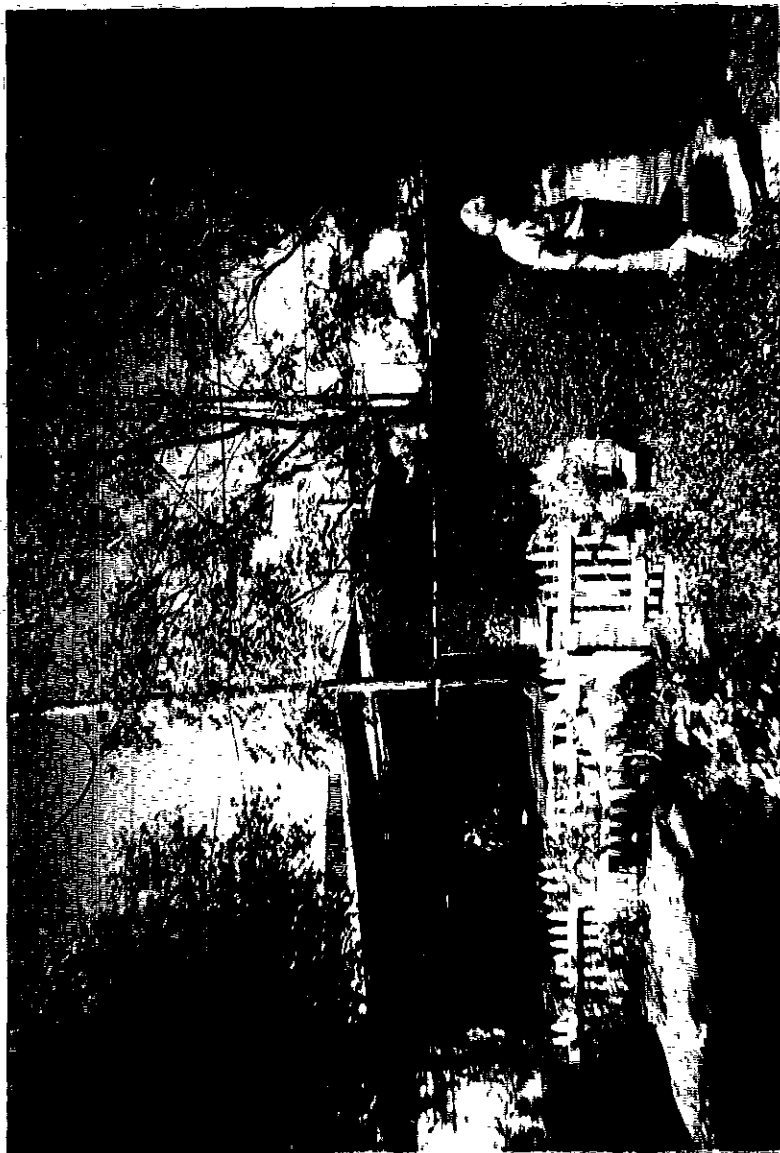
1



2



3



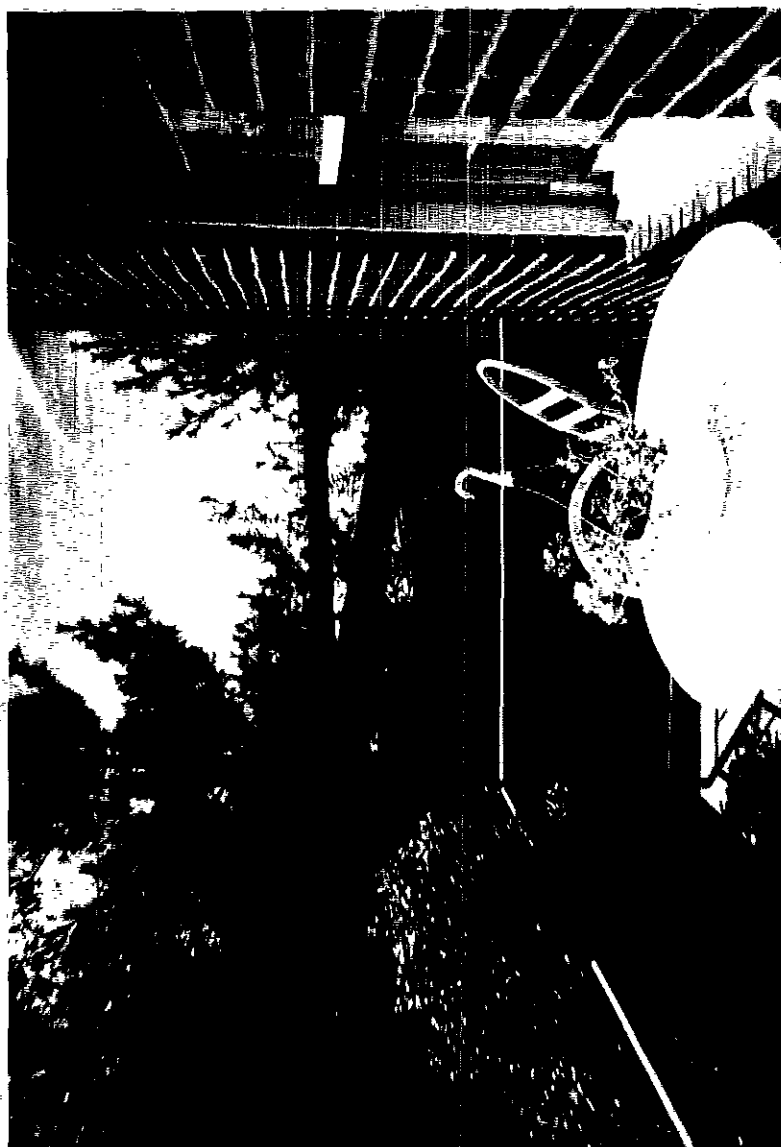
6



12



4



5

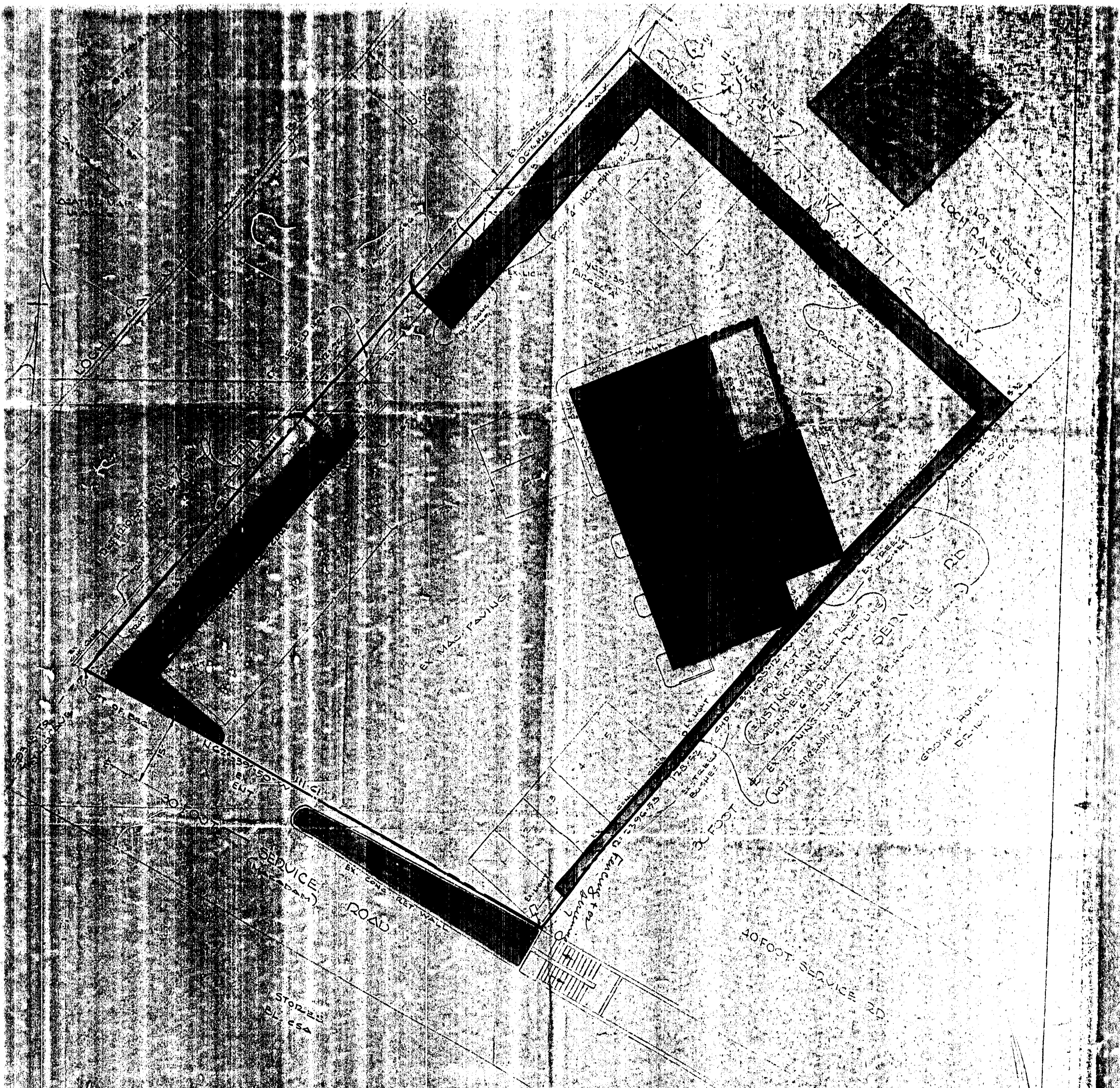


PETITIONER'S
EXHIBITS

8



10



EXISTING LOT 1000
 PROPOSED USE - AUTO DIAGNOSTIC CENTER
 EXISTING ZONING - RL 2.5A
 PROPOSED ZONING - SAME
 AREA OF LOT 0.41 AC.
 AREA OF EXISTING BLDG AND PROPOSED ADDITION - 2578.35 SQ. FT.

PARKING DATA

1. 1000 (1/2000) (1/2000) 19 SPACES
 2. 1000 (1/2000) (1/2000) 19 SPACES

ASBESTOS (CONCRETE) LOT 1000 DEM. NO. 44
 Provide material or elimination of waste at site in accordance
 with requirements of water resources administration

CONTRACT PURCHASE
 MARTIN SCHWARTZ
 9015 HANOVER ST.
 BALTO, MD 21235

PLANS APPROVED
 OFFICE OF PLANNING & ZONING
 BY *[Signature]*
 DATE 2/16/81
 ZONING COMMISSIONER
 DATE 2/16/81
 82-129-Y
 C-59-81

PLAT TO ACCOMPANY PETITION FOR SPECIAL EXCEPTION
 FOR A SERVICE GARAGE

PETITIONER'S
 EXHIBIT

5TH DISTRICT BALTIMORE COUNTY, MARYLAND
 Date: 8-21-81
 Revised: 11-19-81

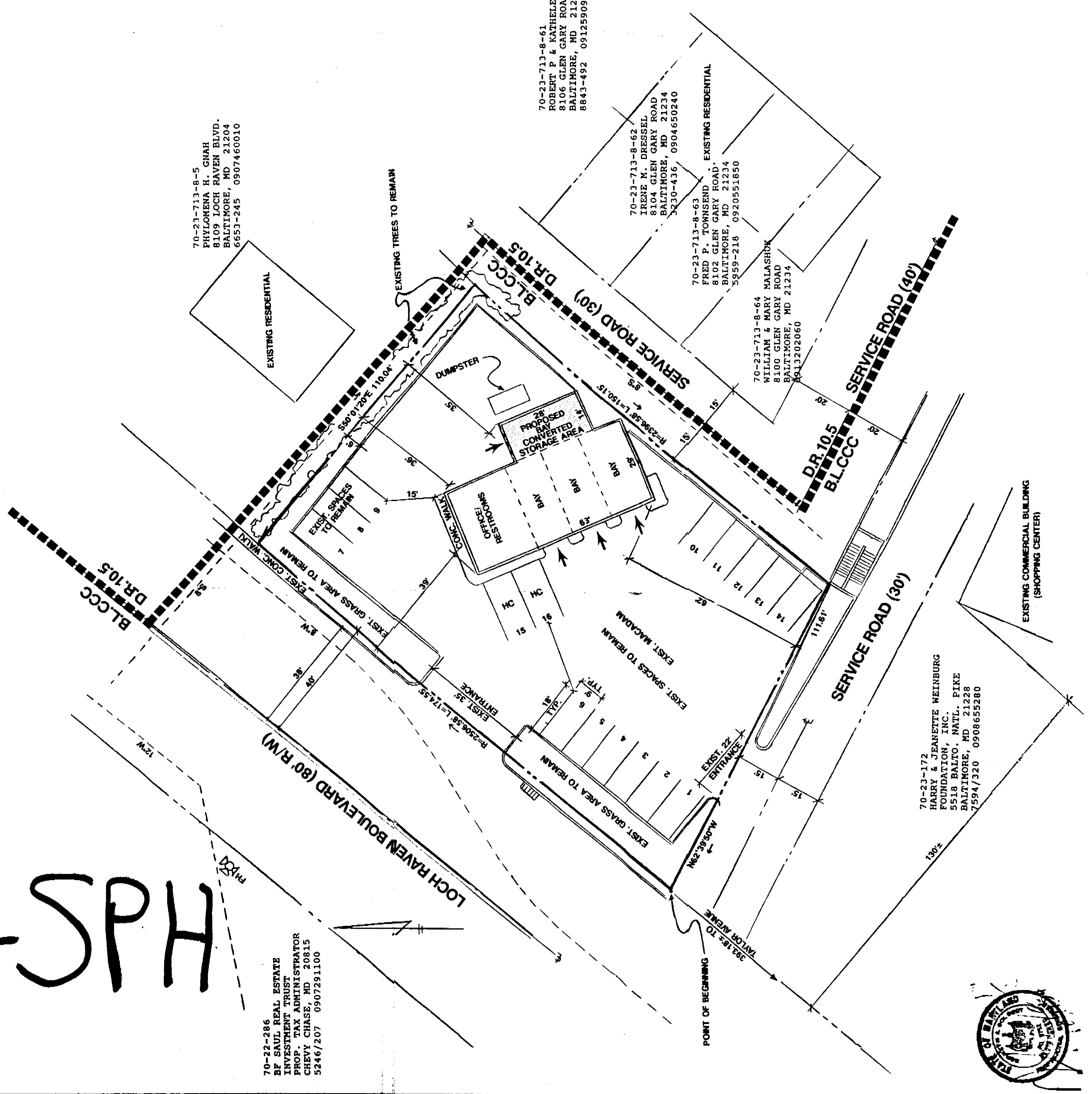


THOMAS B. LEE
 1377 NEIGHBORS AVE.
 BALTIMORE, MD 21221



95-66-SPH

70-22-286
DE SAUL REAL ESTATE
INVESTMENT TRUST
10000 DEER CREEK
CHRY CHASE, MD 20815
5246/207 0907291100



70-23-713-8-5
PHYLOMENA H. GNAH
8109 LOCH RAVEN BLVD.
BALTIMORE, MD 21204
6853-245 0907460010

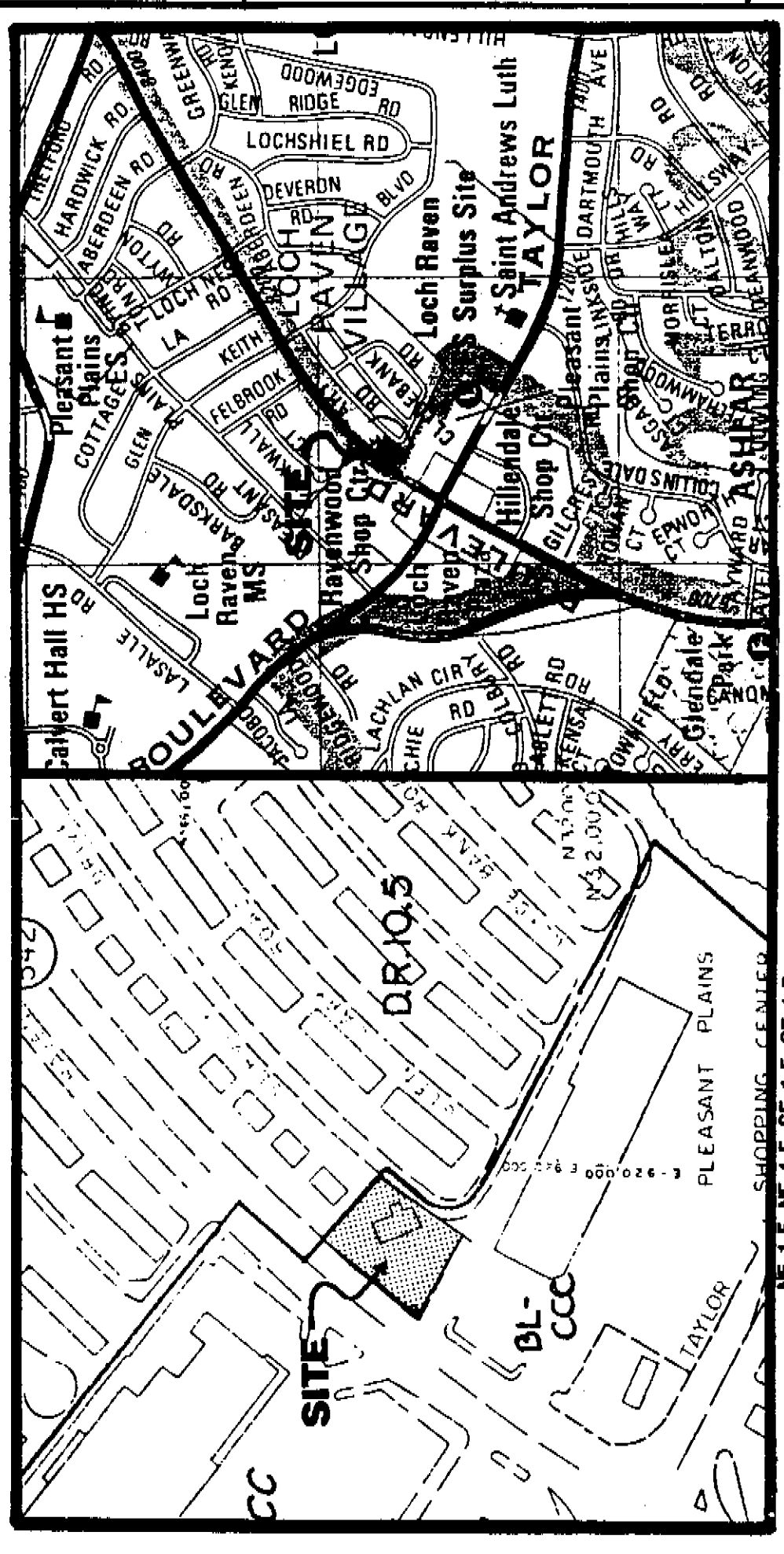
70-23-713-8-61
IRENE M. DRESSEL
8106 GLEN GARY ROAD
BALTIMORE, MD 21234
8843-492 0912590940

70-23-713-8-62
IRENE M. DRESSEL
8104 GLEN GARY ROAD
BALTIMORE, MD 21234
8843-492 0904600240

70-23-713-8-63
FRED P. TOWNSEND
8102 GLEN GARY ROAD
BALTIMORE, MD 21234
5859-216 0920591850

70-23-713-8-64
WILLIAM & MARY MALASHUK
8100 GLEN GARY ROAD
BALTIMORE, MD 21234
841202060

70-23-172
HARRY & JEANNETTE WEINBURG
FOUNDATION, INC.
10000 DEER CREEK
CHRY CHASE, MD 20815
7594/320 0906655200



VICINITY MAP
SCALE 1"=1,000'

ZONING MAP
SCALE 1"=200'

- LOCH RAVEN BLVD
PRECISION TUNE
1. ZONING: BL-CCC (BUSINESS, LOCAL - COMMERCIAL, COMMUNITY CORE)
 2. LOT AREA:
NET - 19,166 SQ. FT. +/- (.44 A +/-)
GROSS - 24,386 SQ. FT. +/- (.56 A +/-)
 3. EXISTING USE: SERVICE GARAGE
 4. PROPOSED USE: NO CHANGE (SERVICE GARAGE)
 5. BUILDING SETBACKS: REQUIRED PROVIDED
FRONT - 70' 39'
INTERIOR SIDE - 20' 35'
REAR - 20' 35'
 - * THE BUILDING IS NON CONFORMING IN ITS LOCATION. BUILDING LOCATION APPROVED PER SPECIAL EXCEPTION CASE # 82-199-X.
 6. BUILDING AREA: 2,219 SQ. FT. +/-
EXPANSION OR ALTERATIONS TO EXISTING PROPOSED. EXISTING STORAGE AREA TO BE CONVERTED TO SERVICE BAY.
 7. PARKING:
REQUIRED - 2,219 SQ. FT. X 3.3/1000 = 7.32 (8 SPACES)
PROVIDED - 16 SPACES + 4 BAYS = 20 SPACES
 8. UTILITIES:
SEWER - PUBLIC
WATER - PUBLIC
 9. SPECIAL HEARING - TO AMEND PREVIOUSLY APPROVED SITE PLAN PER SPECIAL EXCEPTION PLAN (CASE # 82-199-X) FOR A SERVICE GARAGE TO CONFORM WITH ZONING REQUIREMENTS AND TO ACCOMMODATE A 4TH SERVICE BAY.
 10. SPECIAL EXCEPTION: NONE
 11. ELECTION DISTRICT: 9
 12. COUNCILMANIC DISTRICT: 4
 13. CENSUS TRACT: 4915
 14. WATERSHED: 22
 15. SUBSEWERED: 50
 16. DEED REFERENCE: 7364/344
 17. PROPERTY ACCOUNT NO.: 0905190240
 18. TAX MAP 70, GRID 23, PARCEL 713, SECTION 8, LOTS 1 - 4
 19. FLOOR AREA RATIO:
MAXIMUM PERMITTED - 4.0
PROPOSED - .09
 20. HEIGHT OF BUILDING: 1 STORY
 21. SIGNS: ALL SIGNS TO REMAIN AS EXISTING. ALL SIGNS TO COMPLY WITH SECTION 411 ECR
 22. PREVIOUS COMMERCIAL PERMITS:
492-70 - CO FROM SERVICE STATION TO SERVICE GARAGE
315-71 - GAS STATION ADDITION
1230-80 - REMOVE TANK
 23. PREVIOUS ZONING HEARINGS:
2331 - PETITION FOR RECLASSIFICATION FROM "D" RESIDENTIAL TO "E" COMMERCIAL
- PETITION FOR SPECIAL PERMIT FOR GASOLINE CREDITATION
- DENIED 9/18/52
4405 - PETITION FOR VARIANCE (SECTION 232.3) TO PERMIT A REAR YARD SETBACK OF 2' IN LIEU OF THE REQUIRED 20'
- DENIED 5/2/56
82-4-A - PETITION FOR VARIANCE (SECTION 409.2b(3)) TO PERMIT 25 SPACES IN LIEU OF THE REQUIRED 36 SPACES
- DISMISSED WITHOUT PREJUDICE 8/5/81
82-199-X - PETITION FOR SPECIAL EXCEPTION FOR USE AS SERVICE GARAGE (DIAGNOSTIC AUTOMOBILE TUNE-UP CENTER)
- GRANTED 12/8/81
 24. PROPERTY OWNERSHIP: SSSS REALTY COMPANY
8100 LOCH RAVEN BLVD
BALTIMORE, MD 21234

NO E TO FILE
APPLICANT ADVISED
THAT SUBJECT BAY
CREATES 2-WAY CIRCULATION
PROB. AT NORTH GRACE
OF BLDG. A VARIANCE
IS INDICATED IF PLAN
IS NOT REVIEWED

PLAN TO ACCOMPANY
PETITION FOR SPECIAL HEARING
PRECISION TUNE
8101 LOCH RAVEN BOULEVARD
BALTIMORE COUNTY, MARYLAND

WILLIAM MONK, INC.
PLANNING • LANDSCAPE DESIGN

COURTHOUSE COMMONS
222 BOULEVARD, SUITE B-7
BALTIMORE, MARYLAND 21204
(410) 954-9331